

HAMILTON AMY/HAMILTON THOMAS JR
23785 SMITH RD N
HILLIARD, FL 32046

2024

02-ZN-23-0000-0004-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE		REPL. COST NEW		AYB	EYB	ECON	FNCT	PD	NORM	% COND		VALUATION SUMMARY										
Exterior Wall		33	AVERAGE 100		0100	01		844	110.0000	104.50		88,198		1984	1984		0	0	80	0.00	80.00		VALUATION BY					STANDARD				
Roof Structur		03	GABLE/HIP 100		2 SINGLE FAM - 100% - 2024										Heated Area: 800					HX Base Yr 2024												
Roof Cover		03	COMP SHNGL 100		UST 1993 BAS 1993 UOP 2000																											
Interior Wall		05	DRYWALL 100																													
Interior Floo		14	CARPET 70																													
Interior Floo		08	SHT VINYL 30																													
Air Condition		01	NONE 100																													
Heating Type		04	AIR DUCTED 100																													
Bedrooms			1 100																													
Bathrooms			1 100																													
Frame		02	WOOD FRAME 100																													
Stories		1.	1. 100																													
Units			0 100																													
BUD8 Adjustme		06	DIST 1D 100																													
Occupancy		00	NONE 100																													
Quality		03	Quality Level 03																													
DOR CODE		0100	SINGLE FAMILY																													
MAP NUM			MKT AREA		09																											
NEIGHBORHOOD/LOC		9001.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS	800	100	800	66,880																												
UOP	30	20	6	502																												
UST	84	45	38	3,177																												
TOTALS		914		844	70,558																											
EXTRA FEATURES					23785 N SMITH RD, HILLIARD										BLD DATE				LGL DATE		06/13/2023		MLU									
															XF DATE				LAND DATE													
															INC DATE				AG DATE													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																	
LAND DESCRIPTION										TOTAL OB/XF										0												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000															